084.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	842,300 / 842,300
					USE VALUE:	842,300 / 842,300
					ASSESSED:	842,300 / 842,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PALMER LEE ERICA
Owner 2:	
Owner 3:	
Street 1:	56 ORIENT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIISTALA MIA ERIKA/TRUSTEE -
Owner 2:	MIA KIISTALA LIVING TRUST -
Street 1:	56 ORIENT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2162 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	422,300		420,000	842,300
Total Card	0.138	422,300		420,000	842,300
Total Parcel	0.138	422,300		420,000	842,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.52 | /Parcel: 389.5

Legal Description

User Acct

52926

GIS Ref

GIS Ref

Insp Date

01/16/15

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 084.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	422,300	0	6,000.	420,000	842,300	842,300	Year End Roll	12/18/2019
2019	101	FV	325,500	0	6,000.	414,000	739,500	739,500	Year End Roll	1/3/2019
2018	101	FV	325,500	0	6,000.	318,000	643,500	643,500	Year End Roll	12/20/2017
2017	101	FV	325,500	0	6,000.	300,000	625,500	625,500	Year End Roll	1/3/2017
2016	101	FV	320,500	0	6,000.	276,000	596,500	596,500	Year End	1/4/2016
2015	101	FV	148,200	0	6,000.	258,000	406,200	406,200	Year End Roll	12/11/2014
2014	101	FV	148,200	0	6,000.	237,600	385,800	385,800	Year End Roll	12/16/2013
2013	101	FV	148,200	0	6,000.	237,600	385,800	385,800		12/13/2012

!6862!

PRINT

Date	Time
12/10/20	21:34:02

LAST REV

Date	Time
12/08/20	09:17:41
mmcmakin	
6862	

USER DEFINED

Prior Id # 1:	52926
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIISTALA MIA ER	76245-61	1	11/23/2020		870,000	No	No		
KIISTALA MIA E,	69673-196		7/27/2017	Convenience	1	No	No		
GREENLEAF PROPE	65023-525		3/9/2015		699,000	No	No		
BURNS EDWARD P	63760-436		6/16/2014	Change>Sale	365,000	No	No		
BURNS EDWARD P	44222-511		12/2/2004	Family	99	No	No		
	16286-346		7/1/1985		66,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2014	1518	Heat App	7,000					Install furnace an
8/18/2014	1021	Dormers	80,000		8/18/2014			Build two shed dor
6/27/2014	762	Redo Bat	34,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2015	Meas/Inspect	PT	Paul T
8/18/2014	Info Fm Prmt	PC	PHIL C
7/2/2014	Info Fm Prmt	PC	PHIL C
12/18/2008	Info At Door	197	PATRIOT
11/9/2000	Hearing Chag		
5/9/2000	Inspected	276	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	264	PATRIOT
8/11/1997		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	105759
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442638
Depreciation:	20361
Depreciated Total:	422276

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

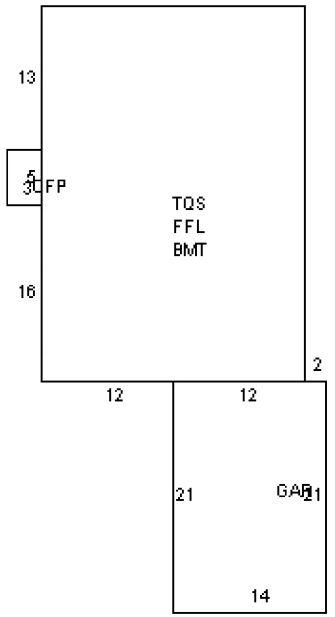
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	165.41
Final Total:	422300	Val/Su SzAd	295.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	96.470	78,721
FFL	First Floor	816	175.480	143,194
TQS	3/4 Story	612	175.480	107,395
GAR	Garage	294	23.500	6,909
OFP	Open Porch	15	44.000	660

Net Sketched Area:	2,553	Total:	336,879
Size Ad	1428	Gross Are	2757	FinArea	2162
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

084.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	